



City of Banning

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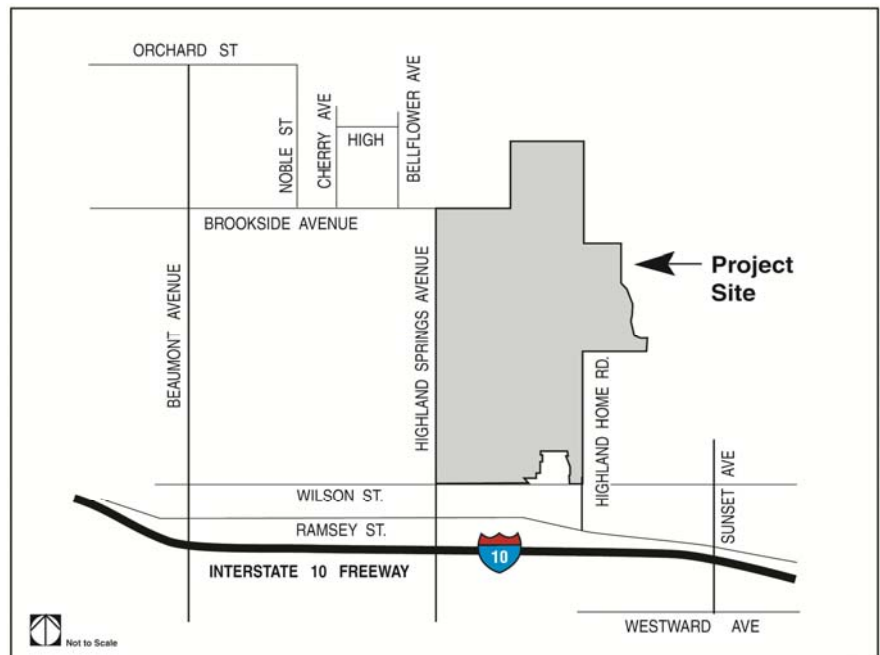
**NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
AND PUBLIC MEETING NOTICE
State Clearinghouse # 2007091149**

Project Title: Butterfield Specific Plan Draft Environmental Impact Report (EIR)

NOTICE IS HEREBY GIVEN that the City of Banning (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Notice of Availability (NOA) for a Draft Environmental Impact Report (EIR) for the proposed Butterfield Specific Plan Project ("Project"). The EIR has been prepared pursuant to CEQA and the CEQA Guidelines. Copies of available materials may be reviewed or obtained from the City's office at the address below.

Project Location: The Project is located on approximately 1,543 acres in the western portion of the City of Banning. The Project site is located east of Highland Springs Avenue, west of Highland Home Road, and north of Wilson Street. Assessor's Parcel Numbers (APNs): 406-030-028; 406-040-016 & -017; 406-170-003; 408-030-001 & -005; 408-120-001 thru -020, -022, -024, -025, -027, & -033; 531-080-013 & -014.

Project Description: The Project proposes a maximum of 5,387 dwelling units (936.4 acres of residential), a golf course and open space (253.9 acres), parks (66.5 acres) and other open space (108.4 acres), two school sites (23.0 acres), an existing utility substation facility (4.2 acres), a potential fire station site (1.6 acres), a potential 1.5-2.0 million gallon per day (MGD) satellite treatment plant (3 acres), commercial/office sites (36.0 acres), and backbone roadways (113.6 acres). The Project also includes the construction of major onsite and offsite infrastructure, including, but not limited to: various offsite conveyance pipelines (water, wastewater and recycled water), a multi-purpose recharge/storage/detention basin, drainage improvements to Smith Creek immediately upstream and downstream of the Project site (which will provide citywide benefits), onsite drainage improvements and groundwater recharge basins, onsite and offsite road improvements, other related infrastructure, and potentially some offsite grading immediately east of the Project site to support water storage tanks or detention basins.



The Project requires concurrent processing of a General Plan Amendment and Zone Change in support of the Specific Plan Amendment (amending/restating the Deutsch Property Specific Plan, which allows up to 5,400 dwelling units). The applicant, Pardee Homes, as part of the proposed Project, will also seek City approval of an Amended Development Agreement.

Environmental Issues: Environmental issues addressed in the EIR include: aesthetics, light, and glare; agricultural resources; air quality; biological resources; climate change; cultural and historic resources; geology, soils, and seismicity; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; public services and utilities;

traffic and transportation; and water supply. The EIR also evaluates cumulative impacts, growth-inducing impacts, and potential alternatives to the Project. These issue areas were evaluated in the EIR with regard to existing conditions and anticipated environmental effects resulting from the proposed Project. Per CEQA Guidelines Section 15087(c)(6), the Project area does not contain sites enumerated under Section 65962.5 of the Government Code.

Significant Environmental Effects: Light (large-scale residential development in current rural, undeveloped context) (Project/Cumulative), Air Quality (construction and operational emissions and inconsistency with South Coast Air Quality Management District's Air Quality Management Plan) (Project/Cumulative), Climate Change (greenhouse gas emissions) (Cumulative only), Noise (mobile noise impacts) (Cumulative only), Traffic and Circulation (level-of-service performance) (Project/Cumulative).

Public Review Period: The Draft EIR will be available for a 45-day public review period from June 6, 2011 to July 21, 2011.

Written comments on this Draft EIR should be addressed to:

City of Banning,
Community Development Department
99 E. Ramsey Street, Banning, CA 92220
Attn: Zai Abu Bakar, Community Development Director

A copy of the Public Review Draft Environmental Impact Report is available at the above address and at the Banning Public Library, 21 W. Nicolet Street, Banning CA 92220, as well as at the City Community Development Department's website at <http://www.ci.banning.ca.us/DocumentCenterii.aspx?FID=19>.

All comments must be received in writing at the address below no later than 5 p.m. on July 21, 2011. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review at least 10 days prior to the City's certification of the Final EIR. Comments received and the responses to comments will be included as part of the record.

Public Meeting: A public meeting has been tentatively schedule to discuss the Project, answer questions, and receive public comments on the Draft EIR. The meeting is tentatively scheduled for June 21, 2011 at 6:00 p.m. in the City Council Chambers, Banning City Hall, Banning. A joint Planning Commission/City Council Workshop will be held June 7, 2011 at 5:00 p.m. at the City Council Chambers.

BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA.

Zai Abu Bakar
Community Development Director

Dated: June 3, 2011
Date Published: June 3, 2011